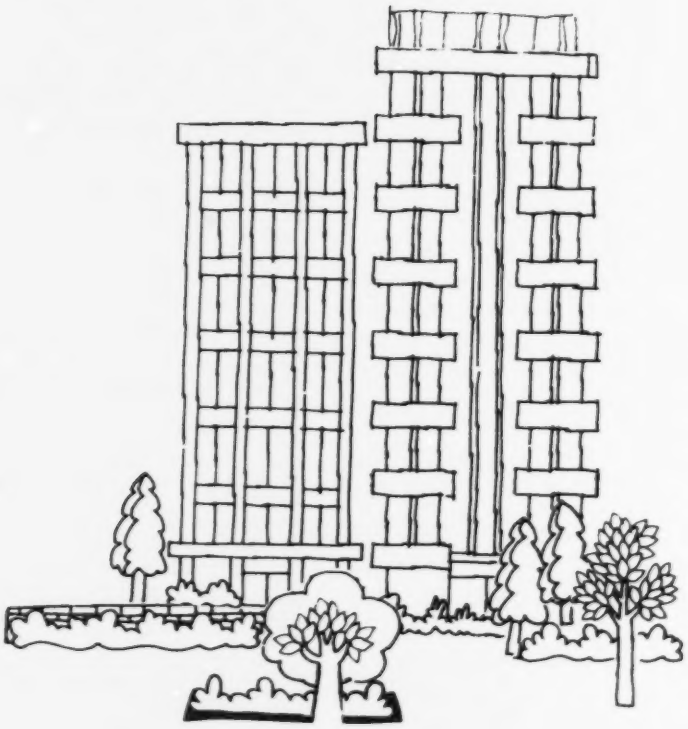
Yellowknife Apartment Survey

December 1981 - December 1982



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August 1983

Yellowknife Apartment Survey

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INTRODUCTION

Since June 1980 the Northwest Territories Bureau of Statistics has conducted the Yellowknife Apartment survey on a quarterly basis. The survey provides an inventory of Yellowknife apartment units, indicates the availability of apartment accommodation, and provides information on rents in the apartment sector of the housing market. In addition, information collected by this survey is being used by Statistics Canada in the calculation of the Yellowknife Consumer Price Index.

The survey questionnaire was revised in December 1981 to obtain additional information on apartments rented under leasing agreements, in particular, apartments leased by companies for their employees. This new material, in addition to the information collected on government-leased apartments, has resulted in a more accurate indication of the number of apartment units potentially available for rent by individuals on the private market.

This report is based on data collected for the period December 1981 through December 1982. The three major sections include: 1) apartment inventory; 2) vacancies; and 3) rents. The appendixes include a methodological report and detailed quarterly statistical summaries.

APARTMENT INVENTORY

The number of apartment units included in the Yellowknife Apartment Survey remained at 1 239 over the period December 1981 to December 1982. Compared to earlier surveys, one apartment block has been added and another dropped resulting in a net increase of 15 units included in the survey.

Another change from previous surveys relates to the information collected on apartments under lease agreements. Since December 1981 the survey has captured more information on leased apartments, particularly details relating to apartments leased by private companies for their employees. As a result of this improvement to the survey, the number of apartment units known to be leased increased by almost 300 units.

For December 1981 769 of apartment units (60 percent) were leased by government or private companies. As a result only 40 percent (470) of Yellowknife apartment units were potentially available for rent on the private market.

APARTMENT UNITS, by Market Type
Yellowknife, 1981-82

	All Units	Leased Units	Private Market
1982 dec	1 239	769	470
sep	1 239	763	476
jun	1 239	754	485
mar	1 239	781	458
1981 dec	1 239	752	487

The distribution of units by market type indicates that about 79 percent of apartments are either one or two bedroom units. For December 1982 66 percent of these units were leased and were therefore not available for rent by individuals on the private market. This compares to 63 percent of units being leased a year earlier.

APARTMENT UNITS, by Market Type and Size of Unit
Yellowknife, December 1982

	All Sizes	Bach-elor	One BR	Two BR	Three BR	Four BR
All Units	1 239	134	539	435	123	8
Leased Units	769	55	354	292	65	3
Private Market	470	79	185	143	58	5

Apartments are held under lease agreements by the Federal and Territorial governments, by companies, and for public housing. In December 1982 companies leased the largest number of units (334) accounting for 43 percent of all units leased and 27 percent of all units surveyed. Leases on the remaining units were held in the following proportions: Territorial government 41 percent (314 units); Federal government 13 percent (101 units); and public housing 3 percent (20 units).

LEASED APARTMENT UNITS, by Lessee and Size of Unit
Yellowknife, December 1982

	All Sizes	Bach-elor	One BR	Two BR	Three BR	Four BR
Total Leased	769	55	354	292	65	3
Companies	334	50	102	158	23	1
Territorial Government	314	4	173	108	29	-
Federal Government	101	1	79	21	-	-
Public Housing	20	-	-	5	13	2

Over the period December 1981 to December 1982, the distribution of private market units by size has remained about the same: bachelor units - 17 percent; one bedroom units - 39 percent; two bedroom units - 30 percent; three bedroom units - 12 percent; and four bedroom units - 1 percent.

PRIVATE MARKET APARTMENT UNITS, by Size of Unit
Yellowknife, 1981-82

	All Sizes	Bach-elor	One BR	Two BR	Three BR	Four BR
1982 dec	470	79	185	143	58	5
sep	476	84	187	143	57	5
jun	485	81	195	146	57	6
mar	458	80	178	141	54	5
1981 dec	487	72	199	158	53	5

The classification of private market apartments by type and size and by whether or not electricity is included in the rent reveals that in December 1982 83 percent of units were unfurnished and 81 percent included the cost of electricity in the rent. The largest category, one bedroom units, accounted for 39 percent of private market units and when included with two bedroom units made up 70 percent of the private market.

PRIVATE MARKET APARTMENT UNITS, by Type and Size of Unit
Yellowknife, December 1982

	All Sizes	Bach-elor	One BR	Two BR	Three BR	Four BR
Unfurnished	388	31	159	135	58	5
Electricity included	327	30	132	104	56	5
Electricity not included	61	1	27	31	2	-
Furnished	82	48	26	8	-	-
Electricity included	54	37	15	2	-	-
Electricity not included	28	11	11	6	-	-

VACANCIES

The lack of rental accommodation on the Yellowknife housing market is reflected in the vacancy statistics for apartment units. The vacancy rate for private market apartments remained at about one percent or lower during 1982. In December 1982, there were only six apartment units available for rent.

VACANT APARTMENT UNITS, by Size of Unit
Yellowknife, 1981-82
(Private Market)

	All Sizes	Bachelor	One BR	Two BR	Three BR	Four BR
1982 dec	6	2	4	-	-	-
sep	-	-	-	-	-	-
jun	1	1	-	-	-	-
mar	1	1	-	-	-	-
1981 dec	3	2	-	-	1	-

PERCENTAGE VACANCIES, by Size of Unit
Yellowknife, 1981-82
(Private Market)

	All Sizes	Bachelor	One BR	Two BR	Three BR	Four BR
1981 dec	1.3	2.5	2.2	-	-	-
sep	-	-	-	-	-	-
jun	0.2	1.2	-	-	-	-
mar	0.2	1.3	-	-	-	-
1980 dec	0.6	2.8	-	-	1.9	-

RENTS

For December 1982 apartment rental prices ranged from 400 dollars per month for a furnished bachelor apartment with electricity not included in the rent to 775 dollars for an unfurnished four bedroom unit with electricity included. For the most typical apartment types, one and two bedroom unfurnished units not including electricity in the rent, rental prices were 544 and 654 dollars respectively. (Details on the minimum and maximum rent charged for each size and type of private market apartment unit are given in the appendixes.)

AVERAGE RENT, by Type and Size of Unit
Yellowknife, 1981-1982
(Private Market)

	Bach-elor	One BR	Two BR	Three BR	Four BR
			($)		
Unfurnished					
Electricity included					
1982 dec	460	544	654	704	775
1981 dec	407	441	521	583	645
Electricity not included					
1982 dec	475	532	610	687	..
1981 dec	..	433	480	622	..
Furnished					
Electricity included					
1982 dec	495	492	675	..	..
1981 dec	473	407	516	..	..
Electricity not included					
1982 dec	400	556	643	..	..
1981 dec	275	402	445	..	..

Between December 1981 and December 1982 increases in the average rent charged for private market apartment units ranged between 5 and 45 percent. Rent for unfurnished units varied from 11 percent for three bedroom units with electricity not included in the rent, to 27 percent for two bedroom units with electricity not included. The range in rent increases for furnished units varied for 5 percent for bachelor units with electricity included to over 44 percent for two bedroom units with electricity not included in the rent. For the most typical units, one and two bedroom unfurnished apartments including electricity, rents increased from 441 dollars to 544 dollars in the case of one bedroom units (23%) and from 521 dollars to 654 dollars for two bedroom units (26%).

PERCENTAGE CHANGE IN AVERAGE RENT, by Type and Size of Unit
Yellowknife, December 1981 to December 1982
(Private Market)

	Bach-elor	One BR	Two BR	Three BR	Four BR
Unfurnished					
Electricity included	13.0	23.4	25.5	20.8	20.2
Electricity not included	..	22.9	27.1	10.5	..
Furnished					
Electricity included	4.7	20.9	30.8	..	..
Electricity not included	45.5	38.3	44.5	..	..

APPENDIX A

METHODOLOGY

METHODOLOGY

1. Data Sources

Statistics presented in this report result from an analysis of data collected on a quarterly basis for thirty-six apartment blocks located in Yellowknife. A list of the blocks surveyed indicating the number of apartment units per block is given in Appendix B.

The information collected by the survey includes:

(1) the number of units in each apartment block by type (furnished or unfurnished), by size (number of bedrooms) and by tenancy (leased by government or companies, or occupied or vacant if on the private market);

(2) monthly rental charge by size and type of apartment for units on the private market;

(3) utilities included in rent (electricity, heating, water, parking and cable TV) and charges for utilities when not included in the rent.

2. Classification of Apartments

All apartment units surveyed were initially classified by size (number of bedrooms) and by market type (private or leased).

Leased apartment units were classified by lessee:

(1) Companies;
(2) Territorial government;
(3) Federal government;
(4) Public housing.

In addition, private market units were further classified by type (furnished or unfurnished) and by whether or not electricity was included in the rent.

3. Rent Calculations

For the purpose of calculating average rents, apartment units were classified by size, type and by whether or not electricity was included in the rent. All apartment blocks surveyed included heating and water in the rent, but differed in regard to electricity, parking and cable TV. Within each category, rents were adjusted for parking and cable TV as follows:

(1) apartments charging an additional fee for parking plug-in did so for either four or five months. The rent for these units was adjusted by adding 4/12 or 5/12 of the monthly parking charge to the basic monthly rent;

(2) for apartments which included cable TV in the rent, an amount equal to the monthly cable charge was subtracted from the rental charge. This adjustment procedure results in a monthly rent based on a standard utility package for apartment units which includes heating, water and parking but not cable TV.

Percentage increases in rent were based on the average rent for each category of apartment unit on the private market. Average rent was calculated by dividing the total rent paid for all units in a given category by the total number of units in the category. The minimum and maximum rent charged for each category was also determined.

4. Vacancy Rates

The number of vacant units and percentage vacancy rates were calculated for each category of unit on the private market. In addition, the overall vacancy rate was calculated so trends in vacancy rates over any time period could be determined.

APPENDIX B

APARTMENT BLOCKS SURVEYED

APARTMENT BUILDINGS SURVEYED AND NUMBER OF UNITS
Yellowknife, December 1982

1. Bowling Green - 22
2. Burwash House - 25
3. Centennial Apartments - 12
4. Crestview Apartments - 20
5. Dorset Apartments - 30
6. Forrest Drive Manor - 24
7. Fort Garry Apartments - 50
8. Franklin House - 20
9. Fraser Arms East - 55
10. Fraser Arms West - 47
11. Fraser Tower - 99
12. Frobisher House - 26
13. Hudson House - 26
14. Juniper Apartments - 12
15. Lakeview Manor Apartments - 55
16. Lanky Court Apartments - 48
17. Mackenzie House - 24
18. Matonabee Manor - 12
19. Matonabee North Apartments - 24
20. Matonabee South Apartments - 24
21. McNiven Place - 71
22. Nordic Arms Apartments - 24
23. Norseman Apartments - 21
24. Northern United Place - 84
25. Polaris Apartments - 17
26. Ptarmigan Apartments - 50
27. Raven's Court Apartments - 58
28. Ridgeview North Apartments - 24
29. Ridgeview South Apartments - 24
30. Rockcliff Apartments - 32
31. Rockhill Apartments - 39
32. Rockridge Apartments - 32
33. Shaganappy Apartments - 50
34. Simpson House - 20
35. Yellowknife Apartments - 8
36. Y.W.C.A. - 30

APPENDIX C

YELLOWKNIFE APARTMENT SURVEY

DECEMBER 1982 STATISTICAL TABLES

APARTMENT UNITS, by Market Type and Size of Unit
Yellowknife, December 1982

	All Sizes	Bach-elor	One BR	Two BR	Three BR	Four BR
All Units	1,239	134	539	435	123	8
Leased Units	769	55	354	292	65	3
Private Market	470	79	185	143	58	5

LEASED APARTMENT UNITS, by Lessee and Size of Unit
Yellowknife, December 1982

	All Sizes	Bach-elor	One BR	Two BR	Three BR	Four BR
Total Leased	769	55	354	292	65	3
Companies	334	50	102	158	23	1
Territorial Government	314	4	173	108	29	-
Federal Government	101	1	79	21	-	-
Public Housing	20	-	-	5	13	2

PRIVATE MARKET APARTMENT UNITS, by Type and Size of Unit
Yellowknife, December 1982

	All Sizes	Bach-elor	One BR	Two BR	Three BR	Four BR
Unfurnished	388	31	159	135	58	5
Electricity included	327	30	132	104	56	5
Electricity not included	61	1	27	31	2	-
Furnished	82	48	26	8	-	-
Electricity included	54	37	15	2	-	-
Electricity not included	28	11	11	6	-	-

VACANT APARTMENT UNITS, by Type and Size of Unit
Yellowknife, December 1982
(Private Market)

	All Sizes	Bach-elor	One BR	Two BR	Three BR	Four BR
Unfurnished	6	2	4	-	-	-
Electricity included	4	-	4	-	-	-
Electricity not included	2	2	-	-	-	-
Furnished	-	-	-	-	-	-
Electricity included	-	-	-	-	-	-
Electricity not included	-	-	-	-	-	-

AVERAGE, MAXIMUM AND MINIMUM RENT, by Type and Size of Unit
Yellowknife, December 1982
(Private Market - Unfurnished)

	Bach-elor	One BR	Two BR	Three BR	Four BR
			($)		
Electricity included					
average	460	544	654	704	775
maximum	515	580	700	764	775
minimum	442	472	546	690	775
Electricity not included					
average	475	532	610	687	..
maximum	475	550	625	687	..
minimum	475	475	600	687	..

AVERAGE, MAXIMUM AND MINIMUM RENT, by Type and Size of Unit
Yellowknife, December 1982
(Private Market - Furnished)

	Bach-elor	One BR	Two BR	Three BR	Four BR
			($)		
Electricity included					
average	495	492	675	..	..
maximum	550	619	675	..	..
minimum	488	418	675	..	..
Electricity not included					
average	400	556	643	..	..
maximum	400	585	650	..	..
minimum	400	500	625	..	..

APPENDIX D

YELLOWKNIFE APARTMENT SURVEY

SEPTEMBER 1982 STATISTICAL TABLES

APARTMENT UNITS, by Market Type and Size of Unit
Yellowknife, September 1982

	All Sizes	Bach-elor	One BR	Two BR	Three BR	Four BR
All Units	1 239	134	539	435	123	8
Leased Units	763	50	352	292	66	3
Private Market	476	84	187	143	57	5

LEASED APARTMENT UNITS, by Lessee and Size of Unit
Yellowknife, September 1982

	All Sizes	Bach-elor	One BR	Two BR	Three BR	Four BR
Total Leased	763	50	352	292	66	3
Companies	323	45	98	155	24	1
Territorial Government	323	4	177	112	30	-
Federal Government	97	1	77	19	-	-
Public Housing	20	-	-	6	12	2

PRIVATE MARKET APARTMENT UNITS, by Type and Size of Unit
Yellowknife, September 1982

	All Sizes	Bach-elor	One BR	Two BR	Three BR	Four BR
Unfurnished	392	36	162	132	57	5
Electricity included	329	35	134	100	55	5
Electricity not included	63	1	28	32	2	-
Furnished	84	48	25	11	-	-
Electricity included	51	37	11	3	-	-
Electricity not included	33	11	14	8	-	-

VACANT APARTMENT UNITS, by Type and Size of Unit
Yellowknife, September 1982
(Private Market)

	All Sizes	Bach-elor	One BR	Two BR	Three BR	Four BR
Unfurnished	-	-	-	-	-	-
Electricity included	-	-	-	-	-	-
Electricity not included	-	-	-	-	-	-
Furnished	-	-	-	-	-	-
Electricity included	-	-	-	-	-	-
Electricity not included	-	-	-	-	-	-

AVERAGE, MAXIMUM AND MINIMUM RENT, by Type and Size of Unit
Yellowknife, September 1982
(Private Market - Unfurnished)

	Bach-elor	One BR	Two BR	Three BR	Four BR
			($)		
Electricity included					
average	438	538	645	699	775
maximum	515	580	700	760	775
minimum	417	447	546	600	775
Electricity not included					
average	475	481	546	687	..
maximum	475	550	606	687	..
minimum	475	410	500	687	..

AVERAGE, MAXIMUM AND MINIMUM RENT, by Type and Size of Unit
Yellowknife, September 1982
(Private Market - Furnished)

	Bach-elor	One BR	Two BR	Three BR	Four BR
			($)		
Electricity included					
average	495	451	575	..	..
maximum	550	589	575	..	..
minimum	488	418	575	..	..
Electricity not included					
average	350	484	544	..	..
maximum	350	510	550	..	..
minimum	350	435	525	..	..

APPENDIX E

YELLOWKNIFE APARTMENT SURVEY

JUNE 1982 STATISTICAL TABLES

APARTMENT UNITS, by Market Type and Size of Unit
Yellowknife, June 1982

	All Sizes	Bach-elor	One BR	Two BR	Three BR	Four BR
All Units	1 239	134	539	435	123	8
Leased Units	754	53	344	289	66	2
Private Market	485	81	195	146	57	6

LEASED APARTMENT UNITS, by Lessee and Size of Unit
Yellowknife, June 1982

	All Sizes	Bach-elor	One BR	Two BR	Three BR	Four BR
Total Leased	754	53	344	289	66	2
Companies	323	48	95	156	24	-
Territorial Government	324	4	177	113	30	-
Federal Government	87	1	72	14	-	-
Public Housing	20	-	-	6	12	2

PRIVATE MARKET APARTMENT UNITS, by Type and Size of Unit
Yellowknife, June 1982

	All Sizes	Bachelor	One BR	Two BR	Three BR	Four BR
Unfurnished	381	34	154	130	57	6
Electricity included	310	33	121	95	55	6
Electricity not included	71	1	33	35	2	-
Furnished	104	47	41	16	-	-
Electricity included	61	36	21	4	-	-
Electricity not included	43	11	20	12	-	-

VACANT APARTMENT UNITS, by Type and Size of Unit
Yellowknife, June 1982
(Private Market)

	All Sizes	Bachelor	One BR	Two BR	Three BR	Four BR
Unfurnished	-	-	-	-	-	-
Electricity included	-	-	-	-	-	-
Electricity not included	-	-	-	-	-	-
Furnished	1	1	-	-	-	-
Electricity included	1	1	-	-	-	-
Electricity not included	-	-	-	-	-	-

AVERAGE, MAXIMUM AND MINIMUM RENT, by Type and Size of Unit
Yellowknife, June 1982
(Private Market - Unfurnished)

	Bach-elor	One BR	Two BR	Three BR	Four BR
			($)		
Electricity included					
average	429	502	596	681	775
maximum	500	547	635	727	775
minimum	399	443	531	584	775
Electricity not included					
average	400	476	537	687	..
maximum	400	515	606	687	..
minimum	400	410	500	687	..

AVERAGE, MAXIMUM AND MINIMUM RENT, by Type and Size of Unit
Yellowknife, June 1982
(Private Market - Furnished)

	Bach-elor	One BR	Two BR	Three BR	Four BR
			($)		
Electricity included					
average	494	468	575	..	..
maximum	525	588	575	..	..
minimum	456	418	575	..	..
Electricity not included					
average	350	483	544	..	..
maximum	350	510	550	..	..
minimum	350	435	525	..	..

APPENDIX F

YELLOWKNIFE APARTMENT SURVEY

MARCH 1982 STATISTICAL TABLES

APARTMENT UNITS, by Market Type and Size of Unit
Yellowknife, March 1982

	All Sizes	Bach-elor	One BR	Two BR	Three BR	Four BR
All Units	1,239	134	539	435	123	8
Leased Units	781	54	361	294	69	3
Private Market	458	80	178	141	54	5

LEASED APARTMENT UNITS, by Lessee and Size of Unit
Yellowknife, March 1982

	All Sizes	Bach-elor	One BR	Two BR	Three BR	Four BR
Total Leased	781	54	361	294	69	3
Companies	353	49	115	161	27	1
Territorial Government	328	4	178	116	30	-
Federal Government	80	1	68	11	-	-
Public Housing	20	-	-	6	12	2

PRIVATE MARKET APARTMENT UNITS, by Type and Size of Unit
Yellowknife, March 1982

	All Sizes	Bach-elor	One BR	Two BR	Three BR	Four BR
Unfurnished	374	33	151	131	54	5
Electricity included	304	33	123	91	52	5
Electricity not included	70	-	28	40	2	-
Furnished	84	47	27	10	-	-
Electricity included	57	36	17	4	-	-
Electricity not included	27	11	10	6	-	-

VACANT APARTMENT UNITS, by Type and Size of Unit
Yellowknife, March 1982
(Private Market)

	All Sizes	Bach-elor	One BR	Two BR	Three BR	Four BR
Unfurnished	-	-	-	-	-	-
Electricity included	-	-	-	-	-	-
Electricity not included	-	-	-	-	-	-
Furnished	1	1	-	-	-	-
Electricity included	1	1	-	-	-	-
Electricity not included	-	-	-	-	-	-

AVERAGE, MAXIMUM AND MINIMUM RENT, by Type and Size of Unit
Yellowknife, March 1982
(Private Market - Unfurnished)

	Bach-elor	One BR	Two BR	Three BR	Four BR
			($)		
Electricity included					
average	429	491	589	682	775
maximum	500	542	635	727	775
minimum	399	443	496	584	775
Electricity not included					
average	..	446	500	622	..
maximum	..	475	551	622	..
minimum	..	410	487	622	..

AVERAGE, MAXIMUM AND MINIMUM RENT, by Type and Size of Unit
Yellowknife, March 1982
(Private Market - Furnished)

	Bach-elor	One BR	Two BR	Three BR	Four BR
			($)		
Electricity included					
average	473	458	601	..	..
maximum	525	588	680	..	..
minimum	456	418	575	..	..
Electricity not included					
average	350	471	543	..	..
maximum	350	510	550	..	..
minimum	350	435	525	..	..

APPENDIX G

YELLOWKNIFE APARTMENT SURVEY

DECEMBER 1981 STATISTICAL TABLES

APPENDIX G

YELLOWKNIFE APARTMENT SURVEY

DECEMBER 1981 STATISTICAL TABLES

APARTMENT UNITS, by Market Type and Size of Unit
Yellowknife, December 1981

	All Sizes	Bach-elor	One BR	Two BR	Three BR	Four BR
All Units	1 239	134	539	435	123	8
Leased Units	752	62	340	277	70	3
Private Market	487	72	199	158	53	5

LEASED APARTMENT UNITS, by Lessee and Size of Unit
Yellowknife, December 1981

	All Sizes	Bach-elor	One BR	Two BR	Three BR	Four BR
Total Leased	752	62	340	277	70	3
Companies	323	57	94	143	28	1
Territorial Government	330	4	179	117	30	-
Federal Government	79	1	67	11	-	-
Public Housing	20	-	-	6	12	2

PRIVATE MARKET APARTMENT UNITS, by Type and Size of Unit
Yellowknife, December 1981

	All Sizes	Bach-elor	One BR	Two BR	Three BR	Four BR
Unfurnished	390	25	158	149	53	5
Electricity included	297	25	123	93	51	5
Electricity not included	93	-	35	56	2	-
Furnished	97	47	41	9	-	-
Electricity included	58	36	19	3	-	-
Electricity not included	39	11	22	6	-	-

VACANT APARTMENT UNITS, by Type and Size of Unit
Yellowknife, December 1981
(Private Market)

	All Sizes	Bach-elor	One BR	Two BR	Three BR	Four BR
Unfurnished	1	-	-	-	1	-
Electricity included	1	-	-	-	1	-
Electricity not included	-	-	-	-	-	-
Furnished	2	2	-	-	-	-
Electricity included	2	2	-	-	-	-
Electricity not included	-	-	-	-	-	-

AVERAGE, MAXIMUM AND MINIMUM RENT, by Type and Size of Unit
Yellowknife, December 1981
(Private Market - Unfurnished)

	Bach-elor	One BR	Two BR	Three BR	Four BR
			($)		
Electricity included					
average	407	441	521	583	645
maximum	500	487	567	695	645
minimum	390	410	470	545	645
Electricity not included					
average	..	433	480	622	..
maximum	..	475	551	622	..
minimum	..	345	400	622	..

AVERAGE, MAXIMUM, AND MINIMUM RENT, by Type and Size of Unit
Yellowknife, December 1981
(Private Market - Furnished)

	Bach-elor	One BR	Two BR	Three BR	Four BR
			($)		
Electricity included					
average	473	407	516	..	..
maximum	525	490	567	..	..
minimum	456	368	490	..	..
Electricity not included					
average	275	402	445	..	..
maximum	275	420	465	..	..
minimum	275	360	430	..	..

POOR

QUALITY

ORIGINAL